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PART I-A.

NOTIFICATIONS RELATING TO LOCAL SELF-GOVERNMENT.

MUNICIPAL AND LOCAL BOARDS.

BANGALORE CITY MUNICIPALITY.

Notification No. 1920, *dated 7th April* 1922.

The Municipal Council, Bangalore City, having at their Meeting held on the 4th March 1922, approved certain amendments to the Building Bye-laws, sanctioned by Government in their Proceedings No. 3763-4—Ml. 60-12-47, dated 19th September 1913, and amended in Government Proceedings No. 12513—Ml. 69-13-84, dated the 11th June 1914, the following revised draft Bye-laws are published for the information of the public. *The additions are printed in italics.*

Objections or suggestions in respect thereof, received in writing within one month from the date of publication of this notice will be considered by the Council.

Revised draft Bye-laws for regulating buildings and other structures in the City of Bangalore, framed under Section 48 (1) Clauses (*n*) and (*p*) of the Mysore Municipal Regulation, etc. No. VII of 1906.

1. Every person intending to erect or re-erect within the meaning of Sections 92 to 96 of the Mysore Municipal Regulation, No. VII of 1906, any building in the City of Bangalore shall give notice in writing of his intention to the President.

Such notice shall be accompanied with a site plan of the land on which the structure is proposed to be built drawn to a scale of not less than 10 feet to an inch, showing,

(*a*) the position of the building and appurtenant out-buildings to be erected on the land,

(*b*) the area to be occupied by the building and out-buildings on the land,

(*c*) the names (if any), or description of the adjacent roads, streets, bridges, culverts or buildings, and

(*d*) the number of the lot and the name or number of the block and street or road in which the land is situated,

(e) where the building proposed to be erected abuts a road the breadth of the said road as measured between the outer edges of the drain if any, and the line of buildings on both sides.

2. The plan required to be produced under Section 96, of the Mysore Municipal Regulation shall be in duplicate and drawn to a scale of not less than 10 feet to an inch.

It shall show in sections and elevations the plan of the ground floor and of each other, floor, if any; the depth and the thickness of the foundation; the height and thickness of the plinth and walls above the plinth; the thickness of the floor or floors; and the dimensions and structure of the roof.

The aforesaid plan shall further show the position of the line or frontage of the proposed building with reference to the adjacent side drain of the street or road which the building faces or if there be no such side drain with reference to the central line of the street or road. The license and the plan shall always be available on the spot for inspection by the Municipal authorities.

3. No foundation of a new building intended for human occupation shall be constructed on a site which has been filled up with or used as a place for depositing excrementitious matter or the carcasses of dead animals, or other filthy or offensive matter until such matter shall have been properly removed to the satisfaction of the President or shall in his opinion have become innocuous.

4. No pits shall be excavated in the sites alloted for building dwelling houses.

5. No building site shall be surrounded by a hedge of lantana, aloe, prickly-pear or other objectionable plant, or by a fence of barbed iron wire.

6. No new building shall be erected by any person, the foundation of the wall of which along the road is less than 11 feet from the side-drain.

7. The level of the plinth of any building shall not be below such level as may be fixed by the President.

8. The footings of the walls and the posts of the groundfloor of the building proposed to be erected should rest on the solid ground or upon a sufficient thickness of concrete, or upon some solid and sufficient substructure as a foundation.

Provided that where solid rock is met with at or near the surface of the site of such building, *i.e.*, within 3 feet of the level of the base of the wall, the foottings may be omitted if the surface of the rock be properly cleaned and stepped or jagged to receive the first course of masonry.

9. No person who builds, alters or adds to a building within the meaning of Section 96 of the Municipal Regulation, shall project beyond the limits of his site any part of his building temporary or permanent so as to make it encroach upon or overhang any Municipal road or lane or the margin thereof or any other Municipal land, except to the extent to which permission may expressly be granted by the Licensing Officer.

Provided that such projection shall not exceed one foot in any case.

10. All water spouts to drain roof or other water shall be led down to the ground touching the wall and shall not be so constructed as to discharge water to the inconvenience or annoyance of the passers by or to the damage of the Municipal property.

11. No shutters of stables or other buildings shall be so constructed as to project on Municipal land when left open.

12. Every house should have a decent frontage and no perishable or inflammable materials should be used for construction. Houses should not be built contiguous to each other.

In all the localities of the City where having regard to attendant circumstances, it is possible every new building shall be in communication, with the external air all round the building.

13. The minimum height of every room intended to be inhabited in a building, except a room in the roof thereof, shall be not less than 8 feet from the floor to the ceiling.

The room in the roof shall have an average height of 7 feet from the floor to the ceiling.

13A. No shop or market place, manufactories, places of public resort, etc., should be built in the midst of localities intended for residential purposes, unless three-fourths of the numbers of owners in the block or area affected agree to the same.

The ground area of a dwelling room shall not be less than 50 square feet and no room shall be built which is less than 30 square feet in superficial area.

Explanation 1-A dwelling room is one which may be used for sleeping purposes by human beings.

Explanation 2-A partition wall not more than four feet high in a room shall not be considered to divide that room so as to make it into two rooms.

14. No person shall construct over a privy whether new or old any room or structure of any description except another privy, or, a bathing place or bathroom.

15. If any person has any doubt or difficulty as to the true intent or meaning of any matter connected with these rules or the requirements thereof, he may before giving notice, in writing, of his intention to erect or re-erect any building, apply to the Municipal Engineer, who shall, upon receipt of such application, give the said person within a week such information as in circumstances may be necessary.

16. In every case, where a person who shall erect a building shall at any reasonable time during the progress or after completion of the erection of such building, receive from the President notice in writing specifying any matters in respect of which the erection of such building may be in contravention of any bye-law relating to new buildings and requiring such person within a reasonable time, which shall be specified in such notice, to cause anything done contrary to any such bye-law, may be required to be done, but which has been omitted to be done.

Such person shall, within the time specified in such notice, comply with the several requirements thereof, so far as such requirements relate to matters in respect of which the erection of such building may be in contravention of any such bye-law.

The time limit for the license granted under these bye-laws shall be six months.

17. No person erecting a building which abuts on a street shall so construct it that any point of it is at a height greater than one and a quarter times above the level of the farther edge of the street the distance of the point on that level vertically below the aforesaid point from such farther edge, provided that nothing in this Bye-laws shall debar any person from reconstructing any building, which had stood within two years on the same site, on the model of and with the same dimensions as, the original building.

18. In localities where facilities for drainage and daily conservancy have not been created either on account of such localities not having been taken up for laying them out into house sites, no dwelling houses will be constructed unless sufficient facilities for drainage and daily conservancy are provided by the owner of the land to the satisfaction of the Licensing Officer.

19. Approved plans of building shall be made available for inspection at all reasonable hours of the day at the place where building is under construction.

20. All Officers of Health Department of and above the grade of Sanitary Inspectors and all Officers of the Municipal Public Works Department of and above the grade of Sub-Overseers shall be competent to inspect buildings under construction at all reasonable hours during the day, and where a license has been granted, to satisfy themselves that the work under progress is in conformity with the terms of the license and not contrary to the existing bye-laws.

21. Tenemental houses which provide sufficient lateral ventilation, may be permitted to be built upon any site in the extensions, provided that the area built upon with a roof of any kind as may be permissible under the Regulation does not in any case exceed half of the total area of the site, and that no more than four tenemental houses are permitted to be built on any single site.

Construction of Privies or Latrines.

22. Every place, other than a water-closet or bath-room situated within any house, building or enclosure, and habitually used for the purpose of nature or for keeping human excreta shall be considered to be a privy or latrine within the meaning of this bye-law.

23. Every person who shall erect a new building shall in connection with such buildings as chattram, Agraharams and tenements, etc., construct such number of privies and in such manner as shall be prescribed in each case by the President.

24. A person who shall construct a new privy, whether in connection with a building, or not, shall construct such privy upon such site or in such position and manner only as shall be approved of by the President.

25. Every person who shall commit any breach of any of the foregoing bye-laws shall be punishable with fine which may extend to Rs. 200, on conviction before a Magistrate, as provided in the Municipal Regulation, VII of 1906, Section 96, (5).

26. Whenever under any of the foregoing bye-laws the doing or the omitting of doing a thing or the validity of anything, depends upon sanction, permission, approval, order, direction, requisition, notice or satisfaction, of the President, a written document signed by the President, or by any Municipal Officer to whom the President may have delegated his powers duties or functions in that behalf, purporting to convey or set forth his sanction, permission, approval, order, direction, requisition, notice or satisfaction, shall be sufficient *prima facie* evidence of such sanction, permission, approval, order, direction, requisition, notice or satisfaction.

ANANDA RAO, S. SIRSI,
President.